



# CITY OF LODI COUNCIL COMMUNICATION

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**AGENDA TITLE:** Adopt Resolution Approving Improvement Agreement for Public Improvements for 1175 South Guild Avenue and Appropriating Funds for Required Reimbursements (\$89,410)

**MEETING DATE:** November 17, 2004

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution approving the Improvement Agreement for the public improvements for 1175 South Guild Avenue, directing the City Manager and City Clerk to execute the agreement on behalf of the City, and appropriating funds for the required reimbursements.


**BACKGROUND INFORMATION:** The project consists of public street and underground utility improvements required for the construction of a distribution warehouse at 1175 South Guild Avenue. The project site is at the northwest corner of Auto Center Drive and Guild Avenue, as shown on Exhibit A.

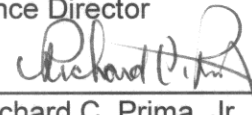
The developer, Kubota Tractor Corporation, has furnished the City with improvement plans, necessary agreements, guarantees, and insurance certificate for the proposed project. The developer has also paid the Development Impact Mitigation fees (\$283,634.50), as well as the plan check, inspection, and other required fees (\$36,866.00).

The improvements include installation of master plan storm drain facilities and sewer pipes in Auto Center Drive, and master plan water pipes in Guild Avenue and Auto Center Drive, as well as street pavement improvements, curb, gutter, sidewalks, hydrants and street lights on Auto Center Drive and Guild Avenue. The developer is entitled to reimbursement by the City for the installation of master plan storm drain pipes, oversize master plan water pipes, and excess width street pavement improvements in Guild Avenue in conformance with LMC 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction. All reimbursements will be made when the improvements are complete and accepted by the City.

Staff requests the appropriation of funds listed below to cover the reimbursements to be paid by the City to the developer.

<b>FUNDING:</b>	IMF – Local Street Improvements	(327)	\$23,950
	IMF – Water Improvements	(182)	\$ 2,960
	IMF – Storm Drain Improvements	(326)	\$62,500

  
James R. Krueger, Finance Director

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer  
RCP/LC/pmf

cc: Senior Civil Engineer Fujitani  
Panattoni Construction Company

Associate Civil Engineer Chang  
Baumbach & Piazza

Kubota Tractor Corporation

**APPROVED:**   
Janet S. Keeter, Interim City Manager

G B D H

DESIGN GROUP, INC.

10000 West Plaza, Suite 100  
Irvine, California 92618  
Tel: (714) 440-1100  
Fax: (714) 440-1101

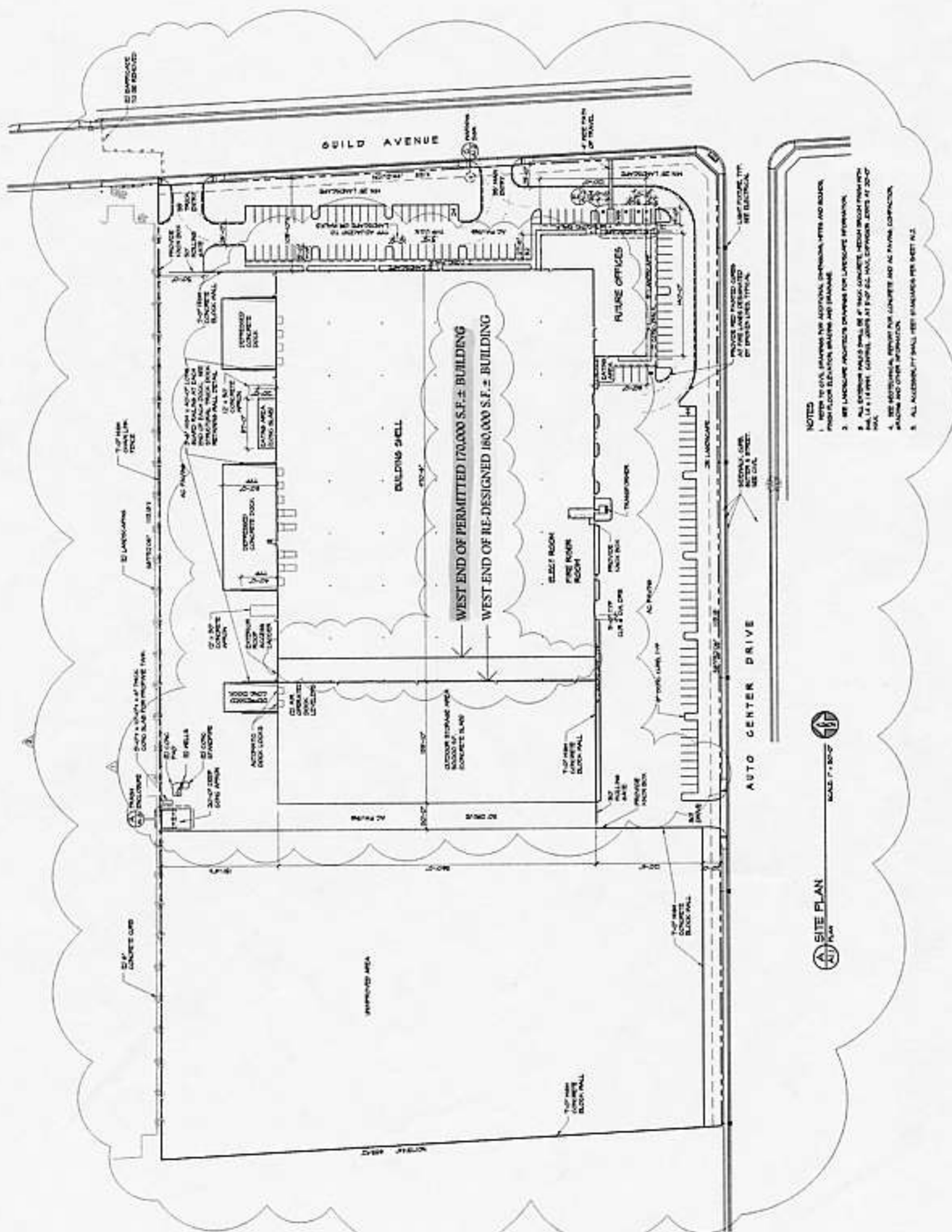


KUBOTA TRACTOR  
CORPORATION  
SHELL BUILDING  
1000 SOUTH CENTER AVENUE  
VENICE, CALIFORNIA

Panattoni  
CORPORATION  
10000 West Plaza, Suite 100  
Irvine, California 92618  
Tel: (714) 440-1100  
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SITE PLAN

A1.1



(A) SITE PLAN  
Plan

SCALE 1" = 30'-0"

RESOLUTION NO. 2004-249

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE  
IMPROVEMENT AGREEMENT FOR THE PUBLIC IMPROVEMENTS FOR  
1175 SOUTH GUILD AVENUE (APN 049-250-45) AND FURTHER  
AUTHORIZING THE CITY MANAGER TO EXECUTE THE IMPROVEMENT  
AGREEMENT ON BEHALF OF THE CITY OF LODI, AND FURTHER  
APPROPRIATING FUNDS FOR THE REQUIRED REIMBURSEMENT

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WHEREAS, this project consists of public street and underground utility improvements required for the construction of a distribution warehouse at 1175 South Guild Avenue; and

WHEREAS, the project site is at the northwest corner of Auto Center Drive and Guild Avenue, as shown on Exhibit A attached; and

WHEREAS, the improvements include installation of master plan storm drain facilities and sewer pipes in Auto Center Drive and master plan water pipes in Guild Avenue and Auto Center Drive, as well as street pavement improvements, curb, gutter, sidewalks, hydrants, and street lights on Auto Center Drive and Guild Avenue; and

WHEREAS, the developer is entitled to reimbursement by the City for the installation of master plan storm drain pipes, oversize master plan water pipes, and excess width street pavement improvements in Guild Avenue in conformance with Lodi Municipal Code 15.64, Development Impact Mitigation Fees, and 16.40, Reimbursements for Construction. All reimbursements will be made when the improvements are complete and accepted by the City.

WHEREAS, staff therefore recommends that the City Council take the following actions with regard to the Public Improvements for the 1175 South Guild Avenue project:

1. Approve the Improvement Agreement for the Public Improvements of 1175 South Guild Avenue (APN 049-250-45) and direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City of Lodi; and
2. Appropriate \$89,410 from the following funds for the required reimbursement to the developer.

IMF – Local Street Improvements	(327)	\$23,950
IMF – Water Improvements	(182)	\$ 2,960
IMF – Storm Drain Improvements	(326)	\$62,500

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi hereby finds as follows:

1. Approves the Improvement Agreement for the Public Improvements of 1175 South Guild Avenue (APN 049-250-45) and direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City of Lodi; and
2. Appropriates \$89,410 from the following funds for the required reimbursement to the developer.

IMF – Local Street Improvements	(327)	\$23,950
IMF – Water Improvements	(182)	\$ 2,960
IMF – Storm Drain Improvements	(326)	\$62,500

Dated: November 17, 2004

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I hereby certify that Resolution No. 2004-249 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 17, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen


NOES: COUNCIL MEMBERS – None

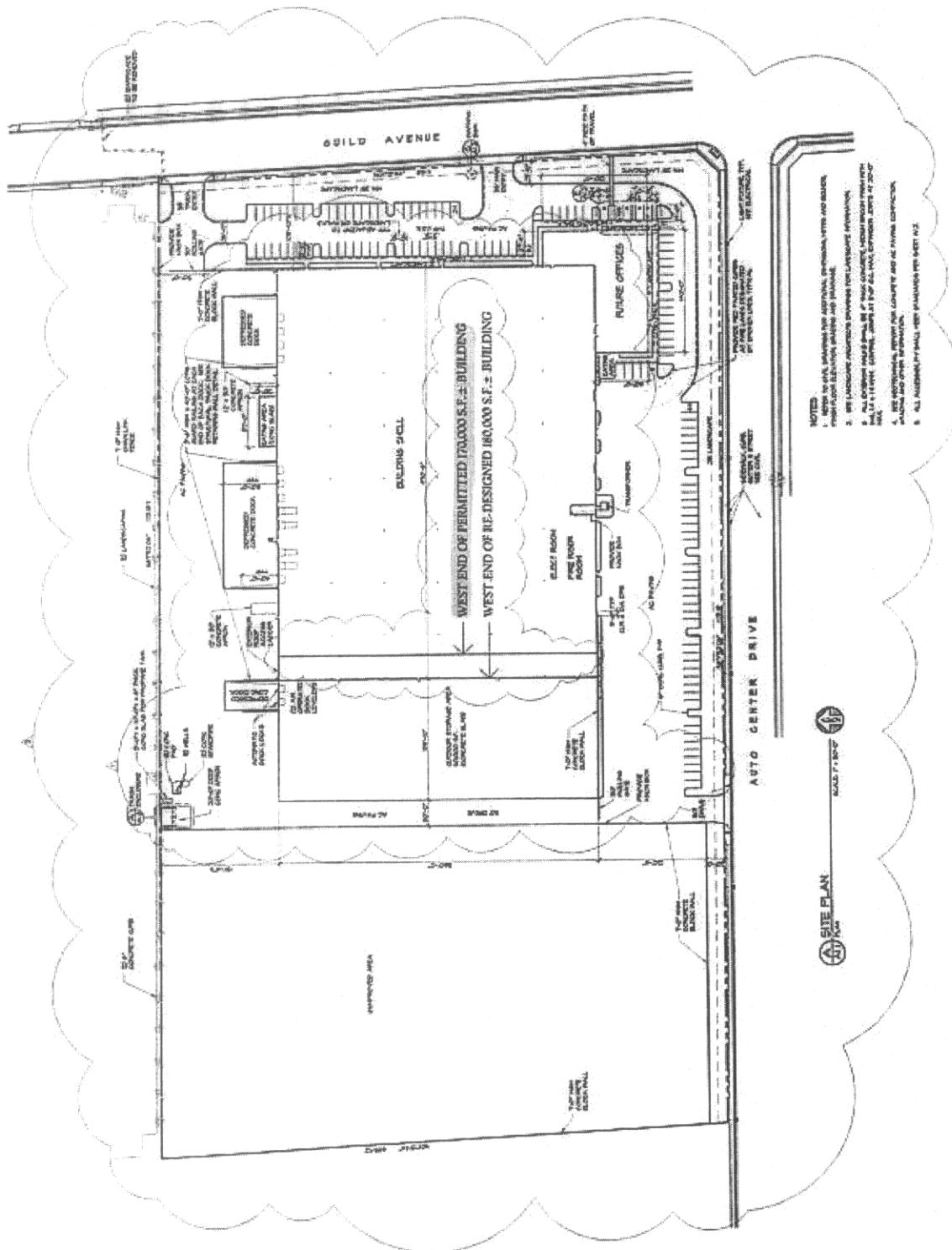
ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk

<b>GBDH</b> <b>DESIGN GROUP, INC.</b> 14000 Wilshire Blvd., Suite 100 Los Angeles, California 90047 Tel: (213) 475-1111 Fax: (213) 475-1111				<b>KUBOTA TRACTOR CORPORATION</b> SHELL BUILDING 1000 NORTH GARDEN AVENUE LOS ANGELES, CALIFORNIA 90012		<b>Panatroni CORPORATION</b> 1000 Wilshire Blvd., Suite 100 Los Angeles, California 90017 Tel: (213) 475-1111 Fax: (213) 475-1111		<b>STATE OF CALIFORNIA</b> DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF OCCUPATIONAL SAFETY AND HEALTH	
<b>PROJECT INFORMATION</b> PROJECT NO. 1000 PROJECT NAME: SHELL BUILDING PROJECT LOCATION: 1000 NORTH GARDEN AVENUE, LOS ANGELES, CALIFORNIA 90012 PROJECT OWNER: KUBOTA TRACTOR CORPORATION PROJECT ARCHITECT: SHELL BUILDING PROJECT ENGINEER: SHELL BUILDING PROJECT CONTRACTOR: SHELL BUILDING PROJECT SUBMITTER: SHELL BUILDING PROJECT DATE: 10/1/80		<b>DESIGN INFORMATION</b> DESIGN NO. 1000 DESIGN NAME: SHELL BUILDING DESIGN LOCATION: 1000 NORTH GARDEN AVENUE, LOS ANGELES, CALIFORNIA 90012 DESIGN OWNER: KUBOTA TRACTOR CORPORATION DESIGN ARCHITECT: SHELL BUILDING DESIGN ENGINEER: SHELL BUILDING DESIGN CONTRACTOR: SHELL BUILDING DESIGN SUBMITTER: SHELL BUILDING DESIGN DATE: 10/1/80		<b>DESIGNER INFORMATION</b> DESIGNER NO. 1000 DESIGNER NAME: SHELL BUILDING DESIGNER LOCATION: 1000 NORTH GARDEN AVENUE, LOS ANGELES, CALIFORNIA 90012 DESIGNER OWNER: KUBOTA TRACTOR CORPORATION DESIGNER ARCHITECT: SHELL BUILDING DESIGNER ENGINEER: SHELL BUILDING DESIGNER CONTRACTOR: SHELL BUILDING DESIGNER SUBMITTER: SHELL BUILDING DESIGNER DATE: 10/1/80		<b>DESIGN REVIEW INFORMATION</b> REVIEWER NO. 1000 REVIEWER NAME: SHELL BUILDING REVIEWER LOCATION: 1000 NORTH GARDEN AVENUE, LOS ANGELES, CALIFORNIA 90012 REVIEWER OWNER: KUBOTA TRACTOR CORPORATION REVIEWER ARCHITECT: SHELL BUILDING REVIEWER ENGINEER: SHELL BUILDING REVIEWER CONTRACTOR: SHELL BUILDING REVIEWER SUBMITTER: SHELL BUILDING REVIEWER DATE: 10/1/80		<b>DESIGN APPROVAL INFORMATION</b> APPROVAL NO. 1000 APPROVAL NAME: SHELL BUILDING APPROVAL LOCATION: 1000 NORTH GARDEN AVENUE, LOS ANGELES, CALIFORNIA 90012 APPROVAL OWNER: KUBOTA TRACTOR CORPORATION APPROVAL ARCHITECT: SHELL BUILDING APPROVAL ENGINEER: SHELL BUILDING APPROVAL CONTRACTOR: SHELL BUILDING APPROVAL SUBMITTER: SHELL BUILDING APPROVAL DATE: 10/1/80	



CITY COUNCIL

LARRY D. HANSEN, Mayor  
JOHN BECKMAN  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
EMILY HOWARD  
KEITH LAND

# CITY OF LODI

## PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710  
EMAIL [pwdept@lodi.gov](mailto:pwdept@lodi.gov)  
<http://www.lodi.gov>

JANET S. KEETER  
Interim City Manager  
SUSAN J. BLACKSTON  
City Clerk  
D. STEVEN SCHWABAUER  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

November 11, 2004

Panattoni Construction Company  
Attn: Ryan Allen  
8745 Folsom Blvd.  
Sacramento, CA 95826

Kubota Tractor Corp.  
Attn: Rex Young  
6665 E. Hardaway Road  
Stockton, CA 95215

Baumbach & Piazza  
323 W. Elm Street  
Lodi, CA 95240

SUBJECT: Adopt Resolution Approving Improvement Agreement for Public  
Improvements for 1175 South Guild Avenue and Appropriating Funds for  
Required Reimbursements (\$89,410)

Enclosed is a copy of background information on an item on the City Council agenda of  
Wednesday, November 17, 2004. The meeting will be held at 7 p.m. in the  
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a  
Council Member requests discussion. The public is given an opportunity to address  
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,  
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the  
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's  
card (available at the Carnegie Forum immediately prior to the start of the meeting) and  
give it to the City Clerk. If you have any questions about communicating with the  
Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Lyman Chang,  
Associate Civil Engineer, at (209) 333-6800, extension 2665.



for: Richard C. Prima, Jr.  
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk